046.A	0003	0101.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	866,000 / 866,000
					USE VALUE:	866,000 / 866,000
					ASSESSED:	866,000 / 866,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #: 101

Owner 1:	TRAVISON THOMAS &
Owner 2:	MISTRY MADHABI
Owner 3:	
Street 1:	101 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANZIONE KATHERINE M & -
Owner 2:	TRAVIS S -
Street 1:	101 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1894, having primarily Asbestos Exterior and 1904 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	861,200	4,800		866,000
Total Card	0.000	861,200	4,800		866,000
Total Parcel	0.000	861,200	4,800		866,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.83 | /Parcel: 454.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

272466

GIS Ref

GIS Ref

Insp Date

07/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.A-0003-0101.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	848,600	4800	.		853,400	853,400	Year End Roll	12/18/2019
2019	102	FV	747,200	4800	.		752,000	752,000	Year End Roll	1/3/2019
2018	102	FV	662,800	4800	.		667,600	667,600	Year End Roll	12/20/2017
2017	102	FV	605,700	4800	.		610,500	610,500	Year End Roll	1/3/2017
2016	102	FV	605,700	4800	.		610,500	610,500	Year End	1/4/2016
2015	102	FV	551,900	4800	.		556,700	556,700	Year End Roll	12/11/2014
2014	102	FV	527,500	4800	.		532,300	532,300	Year End Roll	12/16/2013
2013	102	FV	527,500	4800	.		532,300	532,300		12/13/2012

!15298!

PRINT

Date	Time
12/11/20	05:02:17

LAST REV

Date	Time
12/26/19	14:30:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15298

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANZIONE KATHER	63849-424		7/1/2014		619,500	No	No		
SMITH FRANK M/J	46637-571		12/9/2005		570,000	No	No		

USER DEFINED

Prior Id # 1:	32654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2019	1469	Wood Dec	9,000					
5/13/2005	381	Renovate	125,000	C		G7	GR FY07	INT REHAB CONDO CO

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Measured	DGM	D Mann
4/25/2006	External Ins	BR	B Rossignol
4/20/2006	Info Fm Prmt	BR	B Rossignol
10/25/2005	Other Change	BR	B Rossignol
11/1/2000	Inspected	264	PATRIOT
3/8/2000	Measured	263	PATRIOT
3/15/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7748													G7	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	3 - 3 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1894	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	52.400001526
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.20147061
Const Adj.:	0.94990498
Adj $ / SQ:	336.678
Other Features:	105000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	902703
Depreciation:	41524
Depreciated Total:	861179

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	407.38
Special Features:	0	Val/Su Net:	452.31
Final Total:	861200	Val/Su SzAd	452.31

SKETCH

UnSketched SubAreas:
GLA: 1904,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,904	336.680	641,036

Net Sketched Area:	1,904		Total:	641,036	
Size Ad	1904	Gross Are	1904	FinArea	1904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0003-0101.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	G	GD	1915	34.38	T	30	102			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:	Total: 4,800

IMAGE

AssessPro Patriot Properties, Inc